DEPARTMENT OF
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200 N. SPRING STREET, ROOM 525
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AND
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INFORMATION
www.planning.lacity.org

November 18, 2010

RE: Extension of Draft Environmental Impact Report review period for NBC Universal Evolution Plan Draft Environmental Impact Report (EIR Case No. ENV-2007-0254-EIR)

Dear Sir or Madam:

The City of Los Angeles is the lead agency for the NBC Universal Evolution Plan project, case number ENV-2007-0254-EIR, State Clearinghouse number 2007071036. This Draft Environmental Impact Report is currently in its public review and comment period. This review period was originally scheduled to end January 3, 2011, but we have extended the end date to February 4, 2011. A revised Notice of Completion and Availability with the new date is attached.

Thank you,

Jon Foreman
Senior City Planner

JF:ms

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November 18, 2010

REVISED

NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT ENV-2007-0254-EIR STATE CLEARINGHOUSE NO. 2007071036

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: NBC Universal Evolution Plan

SITE LOCATION: 100 Universal City Plaza, Universal City, CA 91608

PROJECT DESCRIPTION:
The NBC Universal Evolution Plan (the "Project") includes the development of an approximately 391-acre site located in the east San Fernando Valley near the north end of the Cahuenga Pass (the "Project Site"). The Project, as proposed, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located within the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the proposed Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment reflects the Applicant's objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns.

The Project Applicant is requesting the following discretionary approvals from the City of Los Angeles as part of the proposed Project: adoption of a Specific Plan to regulate development within the City portions of the Project Site; General Plan Amendment to Regional Commercial land use designation for the City portions of the Project Site; the removal of a small portion of the Project Site from the Mulholland Scenic Parkway Specific Plan; Zone Change and Code Amendment to effectuate the new Specific Plan; Tentative Tract Maps for mixed-use development (including residential condominiums with accompanying Development Design Guidelines); Development Agreement; Pre-Annexation Agreement; Haul Route Permit(s); Grading approvals;

establishment of Community Facilities/Mello-Roos Districts and any additional actions that may be determined necessary.

Also, the Project Applicant is requesting the following discretionary approvals from the County of Los Angeles for those portions of the Project Site that are located within the unincorporated portions of Los Angeles County: adoption of a Specific Plan to regulate development within the County portions of the Project Site; General Plan Amendments to establish a Specific Plan land use designation, delete an on-site road designation (the "East-West Road") as set forth in the County's General Plan Circulation Element and amend the Urban Form Policy Map to change the project site designation; Zone Change to effectuate the new Specific Plan; Tentative Tract Map; Grading Approvals; Development Agreement; and any additional actions that may be determined necessary.

In addition, the Project Applicant is requesting modification to the City and County jurisdictional boundaries through a Petition for Reorganization application with the Local Agency Formation Commission (LAFCO) and an amendment to the City's sphere of influence.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable impacts have been identified with regard to air quality (construction, operational, and cumulative emissions), noise (construction and cumulative), transportation (operational impacts, neighborhood intrusion impacts and cumulative impacts), solid waste (operations and cumulative), and due to implementation of the Project's off-site mitigation measures (traffic mitigation measures and improvements/upgrades to the area's water and electrical infrastructure). Other issues addressed in the Draft EIR include land use, parking, noise (operations), visual resources, light and glare, geotechnical, water resources, biota, cultural resources, public services, other utilities (sewer, water, electricity, and natural gas), environmental safety, employment, housing and population, and climate change. With implementation of the proposed mitigation measures, no significant and unavoidable project or cumulative impacts other than those identified above are expected with regard to construction or operation of the proposed Project.

The conclusions presented above also apply to conditions should Project implementation occur pursuant to the existing jurisdictional boundaries.

PUBLIC COMMENT MEETING DATE AND LOCATION: At the request of the Los Angeles County Department of Regional Planning and pursuant to the Memorandum of Understanding between the City and the County, a public comment meeting will be held. Members of the public have the option of providing comments on the Draft EIR at this public meeting, or through written comments submitted in accordance with the procedures set forth below. Speakers at the public meeting will be asked to complete speaker cards, and make their comments on the Draft EIR within the set time allotted to each speaker. No responses will be provided at this meeting. Oral comments from this meeting will be responded to in the Final EIR, as is the case with written comments.

Date:	December 13, 2010
Time:	4:00 p.m.
Location:	Hilton Los Angeles/Universal City Hotel 555 Universal Hollywood Drive Universal City, CA 91608

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Draft EIR or any of the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 621, Los Angeles, CA 90012 or the Los Angeles County Department of Regional Planning at 320 West Temple Street, 13th Floor, Room 1362, Los Angeles, CA 90012. Copies of the Draft EIR are also available at the following Library Branches:

1. North Hollywood Regional Library: 5211 Tujunga Avenue, North Hollywood, CA 91601
2. Frances Howard Goldwyn-Hollywood Regional Library: 1623 North Ivar Avenue, Hollywood, CA 90028
3. Studio City Branch Library: 12511 Moorpark Street, Studio City, CA 91604
4. Central Library: 630 West 5th Street, Los Angeles, CA 90071
5. Burbank Central Library: 110 North Glenoaks Boulevard, Burbank, CA 91502

The Draft EIR is also available online at the Department of City Planning's website [http://cityplanning.lacity.org/ (click on "Environmental" and then "Draft EIR")]. The Draft EIRs can be purchased on CD-ROM for $7.50 per copy. Contact Mariana Salazar of the City of Los Angeles at (213) 978-1882 to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by February 4, 2011. Please direct your comments to:

Jon Foreman – Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012
(213) 978-6566 (fax)
jon.foreman@lacity.org (e-mail)

If a public hearing is required for the Project, a separate hearing notice will be mailed.

Michael J. LoGrande
Director of City Planning

Jon Foreman
Senior City Planner